

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: Apr '06 - 2472 Mar '06 - 2540 Feb. '06 - 2514 Apr 2005 - 2631
Number of sales: Apr '06 - 1875 Mar '06 - 2072 Feb. '06 - 1937 Apr 2005 - 1464
Board Year to Date sales volume +10.1% **Langley Year over Year Price Index value +14.7%**

FREE BREAKFAST WINNER!

If your address is **19730 34A Ave.** you've just won



BREAKFAST FOR 2
at
DE DUTCH PANNEKOEK HOUSE



in the Langley Crossing Mall (value approx. \$25.00)
You must call me by month's end to claim your prize.

FREE BREAKFAST OR LUNCH ENTREE

with the purchase of a second entree of equal or greater value.

Offer valid until June 30th, 2006 at the Langley De Dutch Only
Offer Not Valid On Sundays

Please remember to tip on the full value of the meal



*Jeremy
Sutton*



* A Full time Realtor for 23 years.

* Won lots of awards for top sales activity.

* 42 sales last year including 5 from this neighbourhood.

MARKET SHARE*

January 1st- April 30, 2006
LANGLEY

RE/MAX - 27.2%
Homelife - 23.7%
Royal/LePage - 20.1%
Coldwell Bnkr - 5.9%

With **15.8%** of Langley Realtors,



*Jeremy
of*

RE/MAX

Treland Realty
604-533-3491

THE SOUTHWEST BROOKSWOOD BULLETIN



Free Breakfast winner inside!

Check Out My Web-Site!

www.realestatelangley.com

This is not intended to cause or induce breach of an existing listing agreement.

#101 - 6337 198th Street, Langley B.C. V2Y 2E3

Each office independently owned and operated.

GOVERNMENTS AT WORK

There's been a couple of changes by government bodies that affect real estate. Here's some of the details that may affect you.

1. GST. The Federal Government has rolled back the GST from 7% to 6% effective July 1st, 2006. This aligns with the start of the next reporting quarter. For people who are buying newly built houses over the transition period, here's the rules.

- For sales contracts written before May 2nd (Budget day) and closing before July 1st the GST on the sale is 7% (less any qualifying rebate).
- For sales contracts written before May 2nd and closing after July 1st the GST is 7% but the buyer can apply for a Transitional Rebate of the 1% after the sale is done.
- For sales contracts written after May 2nd and closing after July 1st the GST payable is 6% less any applicable rebate.

This only applies to new construction, resale homes are exempt from GST. The qualifying rebate pertains to new homes where the purchase price is less than \$450,000.

The GST reduction to 6% also applies to the GST paid on real estate commissions, lawyers fees, inspections and so on. There is a real savings benefit to the public especially those in the real estate market.

2. Provincially, it's Property Tax time soon. The annual taxes due at the start of July to Township Hall have an added benefit to all principal residence owners this year. The Provincial Homeowners Grant has been increased by \$100.00. For those who used to claim the \$470 it's now \$570. For this who are over 65, veteran or disabled the grant goes from \$745 to \$845. This should just about offset the increases by the Township and GVRD, Translink and School Tax .

3. On the Municipal level, the Township of Langley has sent out an edict to the Real Estate Board that the sign Bylaw will be strictly enforced. This means that no corner arrows at intersections and no arrows nailed to telephone poles. This ruling is unfortunate as directional arrows are an important part of driving people to find the listing.

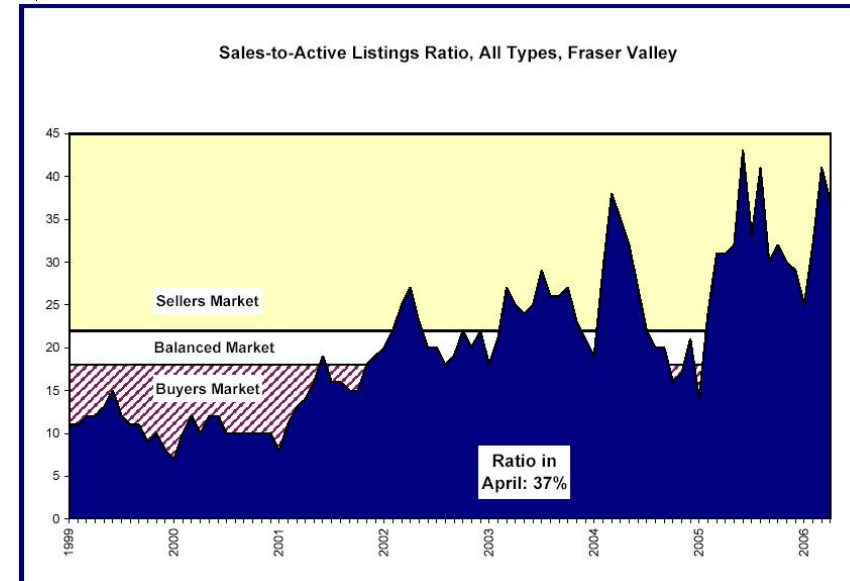
The edict came along because some Realtors have abused the tolerance by the Township by leaving signs up for 6 or more months after the sale has completed. Their idea being that it's all marketing and name recognition. My personal approach has always been to use the signs until the property sells and then remove them. I feel there's a responsibility to the community not to clutter the street unnecessarily. Now the Township will remove and destroy the arrow signs of all Realtors and an important marketing tool has been lost, at least for a while.

Time for a housing change?

Call for a no obligation review of the market and how my marketing plan will work for you.

OUR LOCAL MARKET UPDATE - May 23, 2006

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
3520 196th Street	rancher	46	1361	3	1	\$389,900
20014 36A Ave	rancher	21	1670	3	2	\$399,000
19976 38A Avenue	basement	28	2335	5	3	\$414,900
4051 196A street	basement	33	1723	3	2	\$419,900
19892 35A Avenue	basement	31	1920	3	2	\$419,900
19796 38A Avenue	basement	33	2295	3	2	\$449,900
19613 42nd Ave	basement	27	2893	7	3	\$463,000
19676 36th Ave	basement	26	2380	4	4	\$469,900
4290 196th Street	basement	35	2300	4	3	\$486,900
3330 197th Street	2 storey	19	3018	4	3	\$569,000
3970 196th Street	2 storey + bsmt	30	2867	5	3	\$588,800
SOLDS (Since May 1st)						
19610 42nd Ave	basement	33	2898	6	3	\$487,500
4072 196th Street	basement	32	1930	3	2	\$395,000
20045 38th Avenue	basement	31	2277	3	3	\$460,000
3836 196A street	rancher	29	1300	3	2	\$387,000



The above information is believed correct but not guaranteed. All details are as of date of printing.



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